

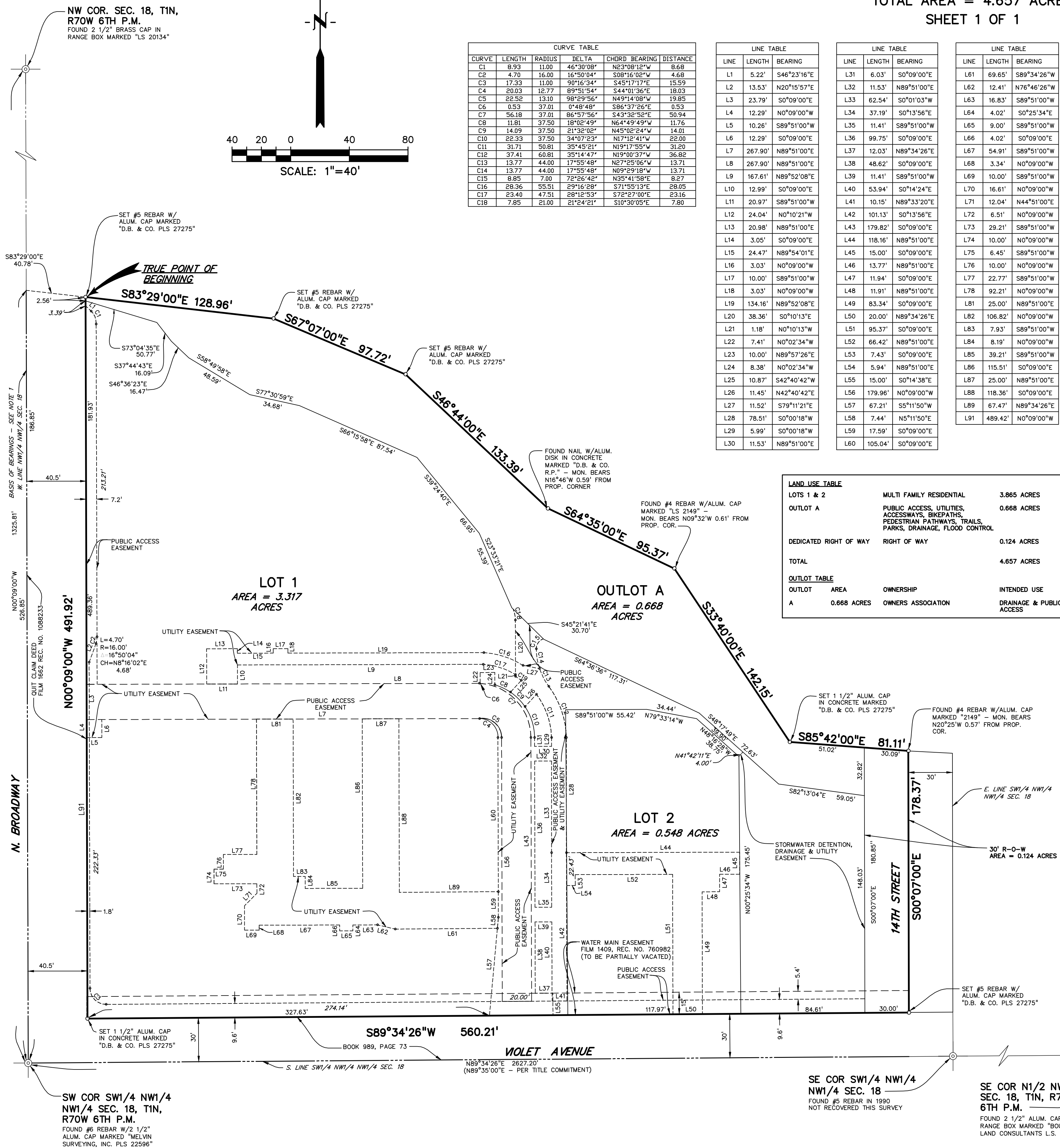
FINAL PLAT

VIOLET CROSSING SUBDIVISION

LOCATED IN THE NW1/4 OF THE NW1/4 OF SECTION 18, T1N, R70W OF THE 6TH P.M.,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

TOTAL AREA = 4.657 ACRES

SHEET 1 OF 1



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF THAT REAL PROPERTY SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., IN THE COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SW1/4 OF THE NW1/4 OF THE NW1/4 OF SAID SECTION 18, THENCE N00°09'00"E, 508.85 FEET ALONG THE WEST LINE OF THE NW1/4 OF THE NW1/4 OF SAID SECTION 18; THENCE S83°29'00"E, 40.78 FEET TO A POINT ON THE EASTERLY LINE OF NORTH BROADWAY AVENUE, SAID POINT BEING 40.50 FEET EAST OF THE WEST LINE OF THE NW1/4 OF THE NW1/4 OF SAID SECTION 18, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING.

THENCE S83°29'00"E, 128.96 FEET;

THENCE S67°07'00"E, 97.72 FEET;

THENCE S46°44'00"E, 133.39 FEET;

THENCE S64°35'00"E, 95.37 FEET;

THENCE S33°40'00"E, 142.15 FEET;

THENCE S85°42'00"E, 81.11 FEET TO A POINT 30.00 FEET WEST OF THE EAST LINE OF THE SW1/4 OF THE NW1/4 OF THE NW1/4 OF SAID SECTION 18;

THENCE S00°07'00"E, 178.37 FEET ALONG A LINE 30.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF THE SW1/4 OF THE NW1/4 OF THE NW1/4 OF SECTION 18 TO A POINT ON THE NORTHERLY LINE OF VIOLET AVENUE, SAID POINT BEING 30.00 FEET NORTH OF THE SOUTH LINE OF THE SW1/4 OF THE NW1/4 OF THE NW1/4 OF SAID SECTION 18;

THENCE S89°34'26"W, 560.21 FEET ALONG SAID NORTHERLY LINE OF VIOLET AVENUE AND ALONG A LINE 30.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE SW1/4 OF THE NW1/4 OF THE NW1/4 OF SECTION 18 TO A POINT ON SAID EASTERLY LINE OF NORTH BROADWAY AVENUE, SAID POINT BEING 40.50 FEET EAST OF THE WEST LINE OF THE NW1/4 OF SECTION 18;

THENCE N00°09'00"W, 491.82 FEET ALONG SAID EASTERLY LINE OF NORTH BROADWAY AVENUE AND ALONG A LINE 40.50 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF THE NW1/4 OF THE NW1/4 OF SECTION 18 TO THE TRUE POINT OF BEGINNING.

HAS CAUSED SAID PROPERTY TO BE LAID OUT, SURVEYED, SUBDIVIDED AND PLATTED UNDER THE NAME OF "VIOLET CROSSING SUBDIVISION", A SUBDIVISION IN THE CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, AND BY THESE PRESENTS DOES HEREBY GRANT, IN FEE, TO THE CITY OF BOULDER, FOR ITS USE AND THE USE OF THE PUBLIC FOREVER, THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED AS "14TH STREET" AS PUBLIC RIGHT-OF-WAY, AS SHOWN ON THE ACCOMPANYING PLAT. THE UNDERSIGNED DOES FURTHER GRANT TO THE CITY OF BOULDER THAT REAL PROPERTY DESIGNATED AS "UTILITY EASEMENT" ON THE ACCOMPANYING PLAT AS AN EASEMENT FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL SERVICES, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, TELEPHONE AND ELECTRIC LINES, WORKS, POLES, UNDERGROUND CABLES, GAS PIPELINES, WATER PIPELINES, SANITARY SEWER LINES, STREET LIGHTS, CULVERTS, HYDRANTS, DRAINAGE DITCHES AND DRAINS AND ALL APPURTENANCES THERETO. IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING WATER, PIPELINES AND APPURTENANCES, SANITARY SEWER WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, STORM SEWERS AND DRAINS, STREET LIGHTING, GRADING AND LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREFOR WHICH ARE APPROVED BY THE CITY OF BOULDER, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY OF BOULDER, COLORADO, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED AND ACCEPTED BY THE CITY OF BOULDER, COLORADO, SHALL BECOME THE SOLE PROPERTY OF THE CITY OF BOULDER, EXCEPT ITEMS OWNED BY MUNICIPALLY FRANCHISED OR PERMITTED UTILITIES, WHICH ITEMS, WHEN CONSTRUCTED OR INSTALLED, SHALL REMAIN THE PROPERTY OF THE OWNER OR THE PUBLIC UTILITY, AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF BOULDER. THE UNDERSIGNED DOES FURTHER GRANT TO THE CITY OF BOULDER THAT REAL PROPERTY DESIGNATED AS "PUBLIC ACCESS EASEMENT" ON THE ACCOMPANYING PLAT AS AN EASEMENT FOR PUBLIC INGRESS AND EGRESS, AND FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF TRANSPORTATION IMPROVEMENTS AND LANDSCAPING THERETO. IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SAID IMPROVEMENTS SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREFOR WHICH ARE APPROVED BY THE CITY OF BOULDER, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY OF BOULDER, COLORADO, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED AND ACCEPTED BY THE CITY OF BOULDER, COLORADO, SHALL BECOME THE SOLE PROPERTY OF THE CITY OF BOULDER.

THE UNDERSIGNED DOES FURTHER GRANT TO THE CITY OF BOULDER THAT REAL PROPERTY DESIGNATED AS "STORMWATER DETENTION, DRAINAGE AND UTILITY EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENT FOR STRUCTURES TO CONTAIN STORM RUN-OFF FROM THE SUBDIVISION AND VEHICULAR ACCESS BY CITY VEHICLES AND EQUIPMENT FOR INSPECTION AND CONSTRUCTION FOR STORMWATER IMPROVEMENTS AND FOR CONSTRUCTION AND GRADING ACTIVITIES ASSOCIATED WITH CITY'S CONSTRUCTION, MAINTENANCE AND RECONSTRUCTION OF 14TH STREET.

THE UNDERSIGNED DOES FURTHER GRANT TO THE CITY OF BOULDER THAT REAL PROPERTY DESIGNATED AS "OUTLOT A" ON THE ACCOMPANYING PLAT AS AN EASEMENT FOR A PUBLIC USE EASEMENT FOR ANY PUBLIC PURPOSE INCLUDING, BUT NOT LIMITED TO, AN EASEMENT FOR PUBLIC ACCESS PURPOSES, OR FOR PURPOSES OF INGRESS AND EGRESS, FOR PRESERVING, CONTROLLING AND PROTECTING OPEN SPACE AND SCENIC CONDITION, FOR THE PURPOSE OF THE INSTALLATION, CONSTRUCTION, REPAIR, MAINTENANCE, RECONSTRUCTION AND OPERATION OF UTILITIES, ACCESSWAYS, BIKERATHS, PEDESTRIAN PATHWAYS, TRAILS, PARKS, DRAINAGE, FLOOD CONTROL CHANNEL, AND APPURTENANCE THERETO, TOGETHER WITH ALL RIGHTS AND PRIVILEGES AS ARE NECESSARY OR INCIDENTAL TO THE REASONABLE AND PROPER USE OF SUCH EASEMENT IN AND TO, OVER, UNDER AND ACROSS THE PROPERTY THAT IS DESCRIBED IN.

FOR THE APPROVAL OF "VIOLET CROSSING SUBDIVISION" AND THE DEDICATIONS AND CONDITIONS WHICH APPLY THERETO THIS ____ DAY OF ____, 20__.

NORTH BROADWAY CENTER, LLC,
A COLORADO LIMITED LIABILITY COMPANY

BY: _____
SOTERIOS TERRY PALMOS, AGENT

NOTARY PUBLIC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 20__, BY _____ AS SOTERIOS TERRY PALMOS, AGENT OF NORTH BROADWAY CENTER, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

LENDER'S CONSENT AND SUBORDINATION

THE UNDERSIGNED, A BENEFICIARY UNDER A CERTAIN DEED OF TRUST ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS SUBDIVISION PLAT, DEDICATION AND EASEMENTS SHOWN HEREON AND MAKES THE DEED OF TRUST SUBORDINATE HERETO. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER STATED BELOW.

(NAME OF BANK)

BY: _____
AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT

STATE OF COLORADO } SS
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 20__, BY _____ AS _____ OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, MATHEW E. SELDORS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS FINAL PLAT REFLECTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 38-51-106, C.R.S., AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF COLORADO } SS
COUNTY OF BOULDER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT ____ O'CLOCK ____ M., THIS ____ DAY OF ____, 20__, AND IS RECORDED AT RECEPTION # _____.

FEES PAID: \$ _____

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } SS
COUNTY OF BOULDER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT ____ O'CLOCK ____ M., THIS ____ DAY OF ____, 20__, AND IS RECORDED AT RECEPTION # _____.

FEES PAID: \$ _____

CLERK AND RECORDER

DEPUTY

MATHEW E. SELDORS
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 27275